

- Draft -

## Ranger Station Park Master Plan Proposal

The City of Sedona is developing a park master plan for the former Ranger Station (3.4 acres) at 250 Brewer Road. The master plan, when complete will serve as a guide for future renovations, design, construction, and public use of the property. This proposal sets forth the conceptual vision of the park, which will become the foundation on which the master plan will be built. The intent of this draft proposal is to obtain feedback on the vision prior to developing the complete master plan.



The Sedona Community Plan serves as the guide for the park vision along with the many comments and suggestions received from the community. The proposed park features and activities are based on the following objectives:

- Honor the history
- Build a sense of community
- Create community interactions
- Engage people in healthy and active amenities
- Incorporate art in the park
- Design for a sense of place and sustainability



The historic buildings and the location of the park in the 'Heart of Sedona' set the stage for the park concept. The primary goal of the park is to be *the* community's gathering place. To appeal to a variety of people the multi-purpose aspect of the facilities and features will encourage people to visit the park. The design of the park will honor the history of the site and incorporate the arts in a lively yet relaxing natural setting.

*Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.<sup>1</sup>*

*-Sedona Community Plan*



*"What attracts people most, it would appear, is other people."  
- William H. Whyte*

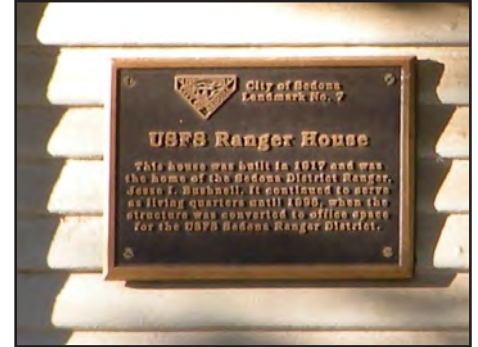
## Honor the History

### *Preserve and celebrate the community's history.<sup>6</sup>*

The National Historic Landmark buildings are important contributions to Sedona's sense of place. The park setting and new features will be designed to blend with the buildings and enhance the historic character of the site.

#### **Historic Interpretation**

- The public can learn the history of Sedona and the significance of the buildings from interpretive panels.
- Historic information and photos could also be displayed on the interior walls of the buildings.
- Walking tours of the surrounding area could start at the park and explore other historic sites nearby such as the Hart Store, the Pumphouse, Owenby Ditch, and the Sally Black Home.
- The history and self-guided tours could be available on a mobile application.





## Building a Sense of Community

*Provide and support community events, festivals, and programs that offer a variety of opportunities for social interaction and contribute to a sense of community. <sup>2</sup>*

The park will enhance Sedona's sense of community by providing a place that will offer something for everyone, either as a place to simply get together with friends, or attend a special event. Events could be City sponsored, although most are expected to be put on by other organizations that rent the facilities. The Rangers House, Barn, plaza, and open spaces will be designed to serve multiple purposes for the widest range of interests and activities as possible.

### The Barn

- The Barn will be a multi-purpose community event facility available to rent for a variety of purposes such as: weddings, festivals, farmers market, performing arts (theater, small concerts), workshops, small conferences, meeting space, etc.
- Rental of the barn will generate revenue for the City.
- Renovation of the interior of the barn will be needed to open up a larger interior space.

### The Rangers House

- The Rangers House will be a multi-purpose community meeting space that may be used for meetings, classes, and workshops.
- Rental of the house will generate revenue for the City.
- Minimal renovation necessary to begin functioning as a meeting space.

### The Plaza

- The plaza will also be multi-purpose as a flexible space that can be used for a variety of activities, either formal such as a scheduled event, or informally such as an impromptu community gathering.
- Located between the House and the Barn, the plaza could be used in conjunction with the buildings to expand the event space.
- The plaza concept is similar to the Flagstaff Heritage Square.



## Creating Community Interactions

- *Provide public gathering spaces that promote social interaction.*<sup>3</sup>
- *Create increased opportunities for formal and informal social interactions.*<sup>4</sup>

Park features such as a variety of seating, picnic tables, the courtyard, lawn, and buildings all provide opportunities for the community interaction.

Wi-Fi is proposed for both the park buildings and outdoor areas of the park. This will serve community programs in the park, as well as provide another activity for those enjoying the park environment.

### The Open Lawn

- The open lawn will be a multi-purpose space for informal and impromptu gatherings for variety of activities, relaxation, and play.
- The lawn will be similar to the popular lawn at Sunset Park.

### Picnic Areas

- Picnic tables will be placed throughout the park for a variety of experiences.
- The tables will be of various sizes and designs, and most will be under the shade of trees or arbors.

### Benches

- Benches will also be scattered throughout the park to encourage “community gathering”.
- The benches will be in a variety of styles and designs and could also be individual works of art by local artists

### Food Vendors

- Space for food vendors such as coffee carts or food trucks would be set aside in the park to provide another amenity to park visitors.
- Generates revenue for the City if the food vendors lease space at the park.





## Engaging in Healthy and Active Amenities

*Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.<sup>9</sup>*

The park will provide for a variety of recreational activities such as walking and pickleball. The open lawn and playscape features will offer opportunities for exercise and play for people of all ages.

### Activities

- A variety of recreational activities could occur throughout the park (bring your own equipment in most cases):
  - Horseshoes
  - Croquet
  - Hopscotch
  - Yoga
  - Frisbee

### Walking Path

- The perimeter walking path will encircle the park, and will be approximately one-third of a mile.
- Pathways will be an accessible gravel surface.

### Playscape

- Play features will be integrated into the landscape.
- People of all ages can enjoy play features with a variety of swings, hopscotch, checkers, etc.
- The play features will be of materials and colors that are suitable to the desired character of the park (no plastic playgrounds in primary colors).

### Pickleball

- Pickleball courts will provide another activity that will attract people to meet in the park.

### Pedestrian Access

- Park visitors will be encouraged to walk, bike, or use transit whenever possible which will help reduce traffic and parking needs.
- There will be pedestrian connections from all directions to make it easy to walk to the park (such as from Tlaquepaque and Los Abridados).
- Sidewalks on Ranger and Brewer Roads are recommended to link the park to the sidewalks on SR 89A and 179, and into the Brewer Road neighborhood.



## Incorporating Art in the Park

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*Enhance opportunities for artistic display, engagement and learning.<sup>5</sup>*

Art will be found throughout the park with sculptures, murals, special events, and activities. This will provide local artists with additional opportunities to share their art with the public.

### The Community's Art Gallery

- The park could serve as a community art gallery: artwork could be displayed in the buildings, similar to the City Hall Art Rotation Program.
- The buildings could be used as a 'pop-up gallery' for special events such as First Friday Art Walks.
- Sculptures and art installations could be placed throughout the park, and could be permanent or rotate on a temporary basis.

### Murals

- Art murals will transform the existing block walls on the east and south sides of the park.
- People could participate in creating their own mural as sections of the wall could be a do-it-yourself chalkboard.

### Performance Activities

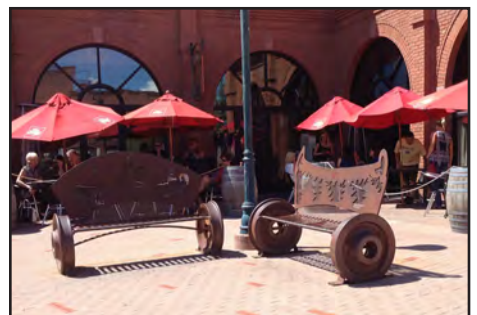
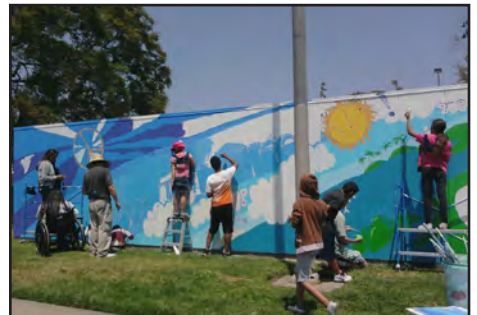
- Small performances, such as plays and concerts could be held on the lawn, plaza, or in the barn.

### Art Education

- Art classes, conferences, seminars or workshops could be held in the park or buildings.

### Creative Design Elements

- Park features such as benches and tables could be custom works of art.
- Artwork to commemorate the Forest Service history of the site.



## Design for a Sense of Place and Sustainability

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- *Reflect a unique sense of place in architecture and design.*<sup>7</sup>
- *Promote environmentally responsible building and design.*<sup>8</sup>

### Green Building

- The new restroom building will be energy and water efficient.
- Renovation of the historic buildings will incorporate green building features where possible.
- Parking surfaces will be decomposed granite that blends with the natural environment and allows infiltration of rainwater.
- The landscape design will take advantage of rainwater through the use of swales and berms.

### Landscaping with a Purpose

- The demonstration of native plants in the landscaping will be informative of locally occurring and low-water use plants for landscaping.
- The landscaping can include orchard trees representative of the historic agriculture along Oak Creek.
- Orchard trees and grape arbors can provide shade for picnic tables and benches.





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Community Plan References:

- 1 Sedona Community Plan Community Goals p. 97, goal 2
- 2 Sedona Community Plan Parks, Recreation, and Open Space Policies p. 86, policy 1
- 3 Sedona Community Plan, Land Use, Housing, and Growth Goals p. 17, goal 4
- 4 Sedona Community Plan, Community Goals p. 97, goal 3
- 5 Sedona Community Plan, Community Goals p. 97, goal 4
- 6 Sedona Community Plan, Community Goals p. 97, goal 5
- 7 Sedona Community Plan, Land Use, Housing, and Growth Goals p. 17, goal 3
- 8 Sedona Community Plan Environment Goals p. 71, goal 5
- 9 Sedona Community Plan, Parks, Recreation, and Open Space Goals, p. 81, goal 3